

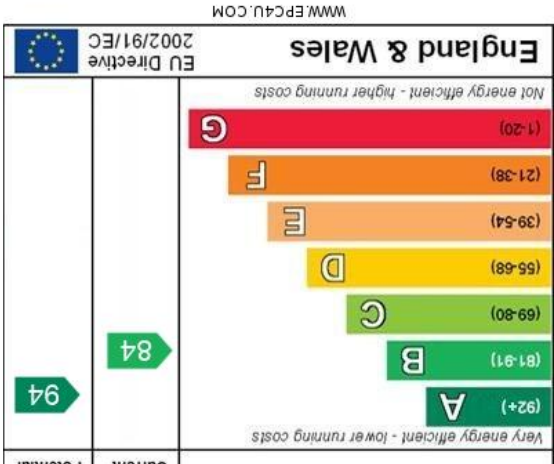
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.



Walmley | 0121 313 1991

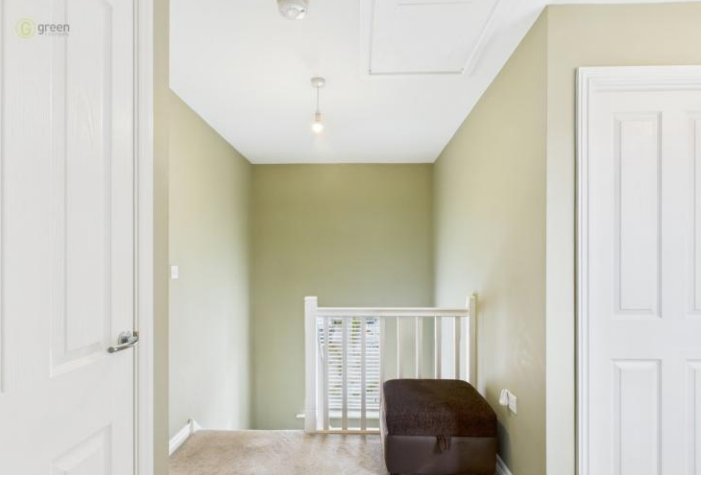


- AN IMMACULATELY PRESENTED MODERN DETACHED FAMILY HOME
- ATTRACTIVE LOUNGE
- COMPREHENSIVELY FITTED KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS - MASTER EN-SUITE
- WELL MAINTAINED LANDSCAPED REAR GARDEN
- GARAGE AND DRIVEWAY



43 Horsfall Drive, Walmley, Sutton Coldfield, B76 2BT

£425,000



Property Description

OCCUPYING AN ENVIABLE CORNER POSITION An immaculately presented modern three bedroom detached family home, enviable corner position, being conveniently situated for amenities including local schools and shops, with public transport on hand and transport links providing easy access links into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The property which was built approximately eight years ago, by Taylor Wimpey homes to a pleasing design and specification, briefly comprises welcoming reception hallway, guest cloakroom, attractive lounge, superb comprehensively fitted kitchen/breakfast room, galleried landing, three bedrooms, master with en suite shower room, well appointed family bathroom. Outside the property is set on an enviable and probably the best on this popular development and is set back behind a well maintained landscaped fore garden, with driveway with ample off road parking, with access to the garage which has been part converted to a multifunctional room/home office/gym, with ample storage and to the rear of the property there is a Westerly facing landscaped low maintenance enclosed garden. Early internal of this property is highly recommended.

Outside to the front the property occupies a commanding corner position on the road set back behind a neat landscaped lawned fore garden with a variety of shrubs and trees, with pathway having well maintained side borders, to the rear of the property there is a driveway providing off road parking for two vehicles with access to the garage.

CANOPY PORCH With outside light.

RECEPTION HALLWAY Approached via an opaque double glazed composite reception door with spindle turning staircase leading off to first floor accommodation, with useful built in/ walk in under stairs storage cupboard, radiator and glazed doors leading off to lounge, kitchen and further door off to guest cloakroom.

GUEST CLOAKROOM Being well appointed with a white suite, comprising low flush WC, pedestal wash hand basin with chrome mixer tap and complementary tiled splash back surrounds, radiator and opaque double glazed window to front elevation.

FAMILY LOUNGE 17' 08" x 11' 09" (5.38m x 3.58m) Being a spacious room, ideal for entertaining with two double glazed windows to side elevation, two radiators and double glazed French doors with matching side screens giving access out to the rear garden.

KITCHEN/BREAKFAST ROOM 15' 06" x 11' 09" (4.72m x 3.58m) Having being refitted with a designer range of wall and base units with work top surfaces over, incorporating inset one and a half bowl porcelain sink unit with brass feature mixer tap and complementary brick effect tiled splash back surrounds, fitted Smeg range cooker with double extractor hood over, integrated dish washer, integral fridge, central island breakfast bar, incorporating inset waste disposal unit, with cupboards and drawers beneath, further integrated fridge and freezer, two double glazed windows to front elevation, cupboard housing gas central heating boiler, double glazed window to rear and double glazed French doors giving access out to rear garden.

FIRST FLOOR LANDING Approached via a spindle turning staircase passing double glazed window to side, further double glazed window to rear overlooking rear garden, radiator, useful built in storage cupboard, access to loft and doors off to bedrooms and bathroom.

MASTER BEDROOM 11' 09" x 11' 02" (3.58m x 3.4m) Being a dual aspect room with double glazed windows to front and rear elevations, radiator and door leading through to en suite shower room.

EN SUITE SHOWER ROOM Having a white suite comprising pedestal wash hand basin, low flush WC, part complementary tiling to walls, fully tiled enclosed shower cubicle with electric shower over and glass sliding door, radiator, extractor and opaque double glazed window to side elevation.

BEDROOM TWO 11' 08" x 8' 03" (3.56m x 2.51m) Having double glazed window to side elevation, radiator.

BEDROOM THREE 9' 01" x 7' 11" (2.77m x 2.41m) Having double glazed window to side elevation, radiator.

FAMILY BATHROOM Being well appointed with a white suite comprising panelled bath with mains fed shower over and fitted shower screen, pedestal wash hand basin, low flush WC, part complementary tiling to walls, radiator, extractor and opaque double glazed window to front elevation.

DETACHED GARAGE 13' 00" x 10' 06" (3.96m x 3.2m) Being part converted to office/ workshop. Garage are with automatic roller shutter door to front, light and power, double glazed pedestrian access door to side and door through to office/workshop, having light and power.(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OFFICE/WORK SHOP 10' 07" x 6' 09" (3.23m x 2.06m) From part converted garage.

OUTSIDE To the rear there is a beautiful, low maintenance, landscaped, Westerly facing private rear garden, with paved patio and low maintenance shingle garden, with two raised flower beds, to the top of the garden there is a further decked seating area, with wooden benches, external lighting and power, cold water tap, walled and fenced perimeter, timber framed garden shed and gated access to side elevation. EV power point.

Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice and data likely availability for EE & Vodafone limited availability for Three & O2
Broadband coverage -
Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

Networks in your area:-

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate. If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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